

WILLIE D. TOWNSEND et ux
GRANTORS

TO

CHARLES Y. AVENT, et ux
GRANTORS

WARRANTY

DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIE D. TOWNSEND and wife, BETTY BURCHFIELD TOWNSEND, do hereby sell, convey and warrant unto CHARLES Y. AVENT and wife, HELEN C. AVENT, as tenants by the entirety with the right of survivorship and not as tenants in common the land lying and being situated in DeSoto County, Mississippi, described as follows: to-wit:

Five acres in the Southeast Quarter of Section 30, Township 1, Range 7, described as beginning at an iron pin in the north line of Goodman Road 1,674.4 feet west of the east line of said Section 30; which point is the southwest corner of the Thelma Heuberger Hughes 25 acre tract, as shown by deed in Book 49, Page 313; thence north 5 degrees 30 minutes west along the west line of said Hughes tract and projection thereof 1,670.0 feet to an iron pin; thence south 86 degrees 30 minutes west 130.4 feet to an iron pin; thence south 5 degrees 30 minutes east 1,670.0 feet to an iron pin in the north right of way of said Goodman Road; thence north 86 degrees 30 minutes east along said right of way 130.4 feet to the point of beginning and containing 5.0 acres, more or less. All bearing are magnetic as shown by the survey of J. E. Lauderdale, C. E., dated May, 1963. SUBJECT to easement held by DeSoto County, Mississippi, for Right-of-way of record in Book 41. Page 18; SUBJECT to easements held by Mississippi Power and Light Co., for electric purposes of record in Book 46, Page 343, and Book 50, Page 433; SUBJECT to easement held by City of Southaven of record in Book 160, Page 507, all being of record in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed of subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1986 are to be paid by the Grantors and possession is to be give with delivery of deed.

WITNESS our signatures this the 8th day of September, 1986.

Filed @ 10:30 A. M. 10 Sept, 1986
Recorded in book 189 Page 138
H. G. Ferguson, Chancery Clerk

Willie D. Townsend
Willie D. Townsend

Betty Burchfield Townsend
Betty Burchfield Townsend

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named WILLIE D. TOWNSEND and wife, BETTY BURCHFIELD TOWNSEND, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and official seal of office this the 8th day of September, 1986.

My Commission expires:

L. M. Gravelle
Notary Public

My Commission expires Feb. 25, 1988.

Grantors' address:

678 E. Goodman Road, Southaven, MS 38671

Grantees' Address:

2122 Cedarcrest Drive, Southaven, MS